

**GENERAL NOTES**

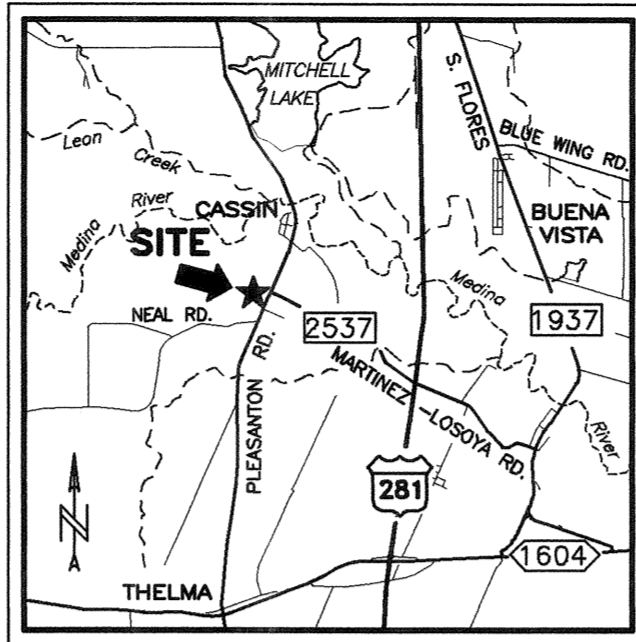
1. o - INDICATES PROPERTY CORNER
2. EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 1 FOOT.
3. BASIS OF BEARINGS: VOLUME 8716, PAGE 93 D/R.
4. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP PID AY2157, TO OBTAIN SURFACE COORDS. USE A SCALE FACTOR OF 0.99984. (REF: VOLUME 9343, PAGE 214).

**IMPACT FEE PAYMENT DUE:**

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND / OR WASTEWATER SERVICE CONNECTION.

**STREETSCAPE NOTE**

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.



**LOCATION MAP**  
(NOT TO SCALE)

**PLAT NO.** \_\_\_\_\_

**PLEASANTON ACRES SUBDIVISION**

THIS PLAT OF \_\_\_\_\_ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVIDER/OWNER: \_\_\_\_\_

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**C.P.S. NOTE:**

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS  
COUNTY OF BEXAR

I \_\_\_\_\_ COUNTY CLERK OF BEXAR COUNTY.

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_, AT \_\_\_\_\_ M.

AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_.

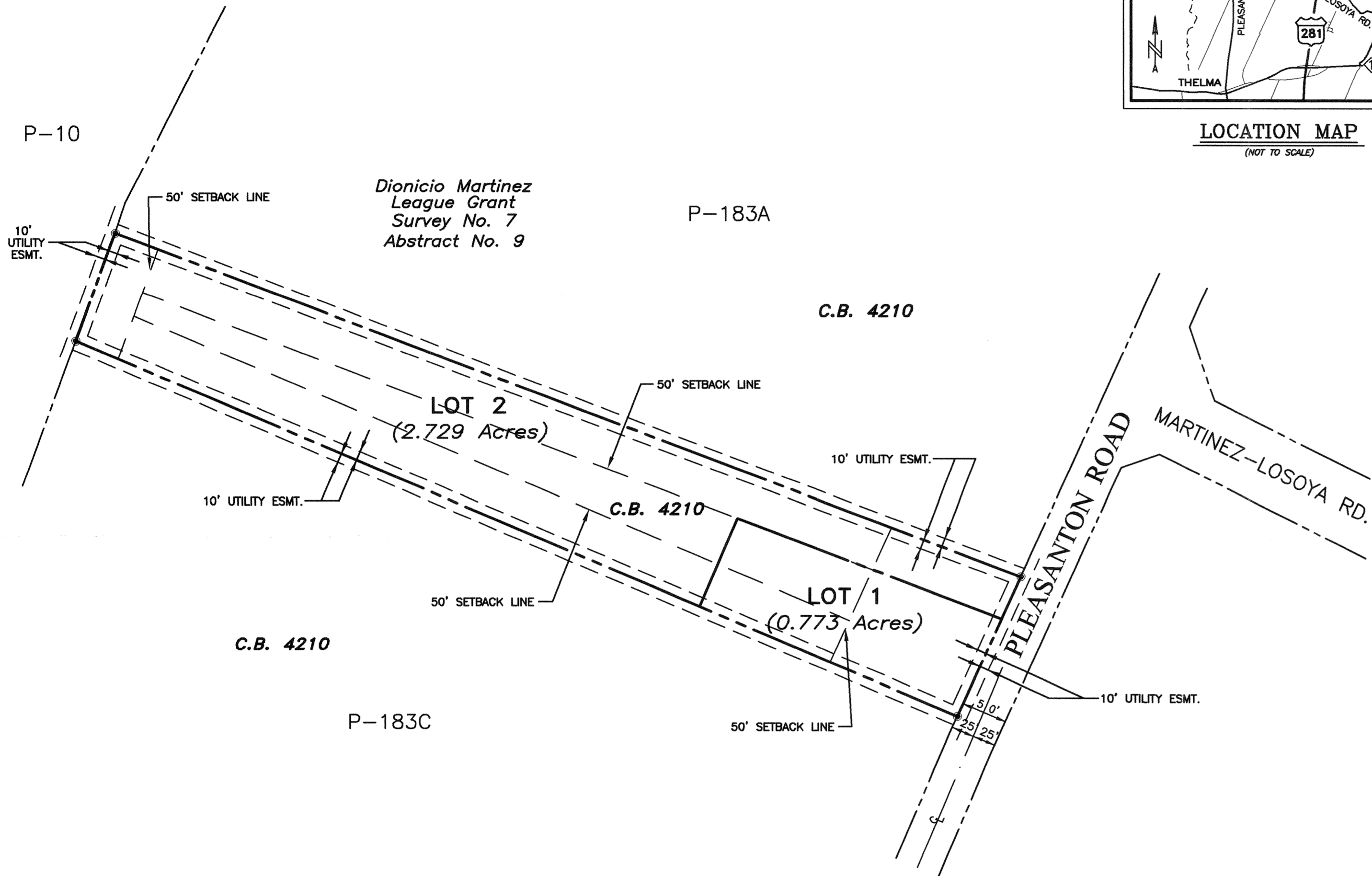
AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN

BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



**SUBDIVISION PLAT ESTABLISHING  
PLEASANTON ACRES  
SUBDIVISION**

3.5 ACRES OUT OF COUNTY BLOCK 4210, BEXAR COUNTY TEXAS. OUT OF THE DIONICIO MARTINEZ LEAGUE GRANT SURVEY NO. 7, ABSTRACT 9, BEING OUT OF A CALLED 4 ACRE TRACT RECORDED IN VOLUME 7048, PAGE 1038, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



**SIA ENGINEERING, INC.**  
438 W. MAPLEWOOD  
SAN ANTONIO, TEXAS 78216-6203  
(210) 341-6500 FAX (210) 308-0662

JOB NO.: \_\_\_\_\_  
DATE: MAY 7, 2004

VRP# 04-09-172



Permit File # 04-09-172  
City of San Antonio  
Development Services Department  
Vested Rights Permit/Consent Agreement  
APPLICATION

Permit File: # 04-09-172  
Assigned by city staff

Date: 8/26/04

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
SEP - 2  
AM 7:41

(a) Owner/Agent: FERMIN RAJUNDU  
Phone: 615-0200 Fax: 615-0203  
Address: 4115 MEDICAL DR., #200  
City: San Antonio State: TX Zip code: 78229  
Engineer/Surveyor: S/A ENGINEERING  
Address: 438 MAPLEWOOD  
City: SAN ANTONIO State: TX Zip code: 78216

(b) Name of Project: Pleasanton Acres

(c) (k) Site location or address of Project and Legal description:

17225 Pleasanton Road - 3.5 acres out of C.B. 4210, Bexar County,  
Texas, out of the Dionicio Martinez League Grant, Survey No. 7,  
Abstract 9, being out of a called 4 acres tract Recorded in  
Volume 7048, Page 1038, Real Property Records of Bexar County, Texas.

Council District \_\_\_\_\_ ETJ ☒ Over Edward's Aquifer Recharge? ( ) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?  
*Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 152,460

(e) Total area of impervious surface, in square feet TBD

(f) Number of residential dwellings units, by type; (1) Multi-family Lot (118,875 S.F.)

(g) Type and amount of non-residential square footage; Commercial Lot (34,585 S.F.)

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? May 11, 2004

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Engineering design in progress.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 SEP - 2 AM 7:47

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: Pleasanton Acres Plat # 040345 Acreage: 0.5

Date submitted: May 11, 2004 Expiration Date: Nov. 11, 2006

(Note: Plat must be approved within 18 months of application submittal date).

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
SEP - 2 AM 7:47  
Approval

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

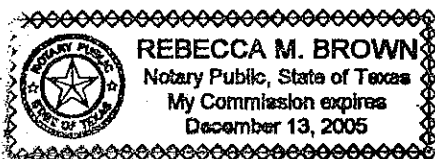
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: FERMIN RAJUNOV, Manager Signature: Fermin Rajunov Date: 8-30-04

Sworn to and subscribed before me by Fermin Rajunov on this 30th day of August in the year 2004, to certify which witness my hand and seal of office.



Rebecca M. Brown  
Notary Public, State of Texas



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit Application**  
**Completeness Review**



*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

**Required Items: Section 35-B124, Vested Rights' Determination**

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
  - (a) Name and address of Applicant;
  - (b) Project description and name of subdivision or development, if applicable;
  - (c) Location of development;
  - (d) Total land area, in square feet;
  - (e) Total area of impervious surface, in square feet;
  - (f) Number of residential dwelling units, by type;
  - (g) Type and amount of non-residential square footage;
  - (h) Phases of the development, if applicable;
  - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
  - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
  - (k) A legal description of the Property

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 SEP -2 AM 7:47

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: OKA in 27

Date: 9/2/04

City of San Antonio use

Permit File: # 04-08-172

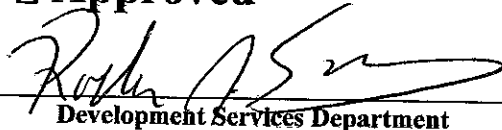
Assigned by city staff

Date: 9/28/04

☒ **Approved**

☐ **Disapproved**

Review By: \_\_\_\_\_

  
Development Services Department

Date: \_\_\_\_\_

Comments: Recommend that vested rights be approved effective July 30, 2004 for commercial uses (approximately 118,875 square feet) and multi-family uses (approximately 34,585 square feet) on the approximately 3.5 acres depicted in the application, provided that a specific project is identified. The application does not identify a project other than by square footage on the tract and indicate that engineering design is in progress. At such time as engineering design is completed, the project may be granted vested rights.

**Vested Rights are only approved for lawful uses at the time of vesting. If the uses depicted on the plat are not permitted under section 43.002 of the Texas Local Government Code or other provisions of law, vested rights for the project depicted on the plat are not approved.**

**This is NOT approval of non-conforming rights nor any rights to a continuation of use under Section 43.002 of the Texas Local Government Code.**



**City of San Antonio**  
**Vested Rights Permit**  
**APPLICATION**

Permit File: #VRP 04-08-172

Received: September 8, 2004

**RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE**

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***CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION***

*Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law*

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*The City Attorney's Office recommends the Development Services Department decide this application in the following manner:*

**X Approval      ☐ Disapproval      ☐ Return to Applicant**

*Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.*

Reviewed By:   
Norbert J. Hart  
Assistant City Attorney

Date: September 27, 2004

**Comments:** Recommend that vested rights be approved effective July 30, 2004 for commercial uses (approximately 118,875 square feet) and multi-family uses (approximately 34,585 square feet) on the approximately 3.5 acres depicted in the application, provided that a specific project is identified. The application does not identify a project other than by square footage on the tract and indicates that engineering design is in progress. At such time as engineering design is completed, the project may be granted vested rights.

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**This is NOT approval of non-conforming rights nor any rights to a continuation of use under Section 43.002 of the Texas Local Government Code.**

PRESTO TIERRA LLC  
4115 MEDICAL DR. STE. 200  
SAN ANTONIO, TX 78229

Date 8/31/04

1327

30-9/11/40  
20

Pay to the  
Order of

City of San Antonio \$ 160.00

Dollars

 Frost National Bank  
San Antonio, Texas 78206  
www.frostbank.com



Frost National Bank  
San Antonio, Texas 78206  
www.frostbank.com

For C121-02 Fee

⑆114000009311327⑈200115288⑈

Justin Huels

GUARDLINE SAFETY BLUE INK

GUARDLINE SAFETY BLUE INK